



**15 CASTLE AVENUE
AIRTH
FK2 8GA**

This beautifully presented SEMI DETACHED VILLA enjoys a prime location within a quiet sought after residential cul-de-sac. Over two levels the accommodation which has been carefully maintained by the present owners currently comprises on the ground floor welcoming reception hallway, w.c, lounge and open plan diningroom/fitted kitchen. Upstairs there are three good sized bedrooms and a bathroom. There is a useful loft/storage space and the property is further enhanced by gas central heating and double glazing. Easily maintained garden grounds encompass to rear and include driveway to side affording off-street parking.

FIXED PRICE £120,000



GENERAL DESCRIPTION:
Well maintained and beautifully presented, this charming semi detached villa enjoys a prime location. Part of a quiet established residential cul-de-sac in the village of Airth, the subjects are well placed for commuting to many areas of commerce either via the national motorway or rail networks. Nearby towns such as Alloa, Stirling and Falkirk offer a wealth of shops catering for a wide range of tastes and needs with Airth itself having its own amenities for more daily requirements. Schooling for all ages is also to hand along with a good array of sporting, leisure and recreational facilities, not to

mention the renowned Airth Castle Hotel with its Health and Spa treatments.

TRAVEL:
Heading North into Airth along the A905 drive past the turning on your left for Airth Castle Hotel then take the 1st turning on your left into Castle Avenue. Continue round to your left and No 15 is the last cul-de-sac on your right hand side with No 15 facing you at the end.

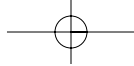
GENERAL DESCRIPTION:
All sizes are approximate

RECEPTION HALLWAY:
Entry is gained via a newly fitted hardwood door with glass fantail panelling into a

welcoming reception hall. The reception hall is in fresh decorative order. Fitted coving. Fitted carpet floorcovering. Stairs to upper level. Access through to ground floor w.c. and lounge.

W.C:
Opaque double glazed window to front. Continued use of coving. Fitted carpet floorcovering. Fitted two piece suite comprising low level w.c. and wash hand basin with tiled splashback.

LOUNGE: 15'9" x 13'4" (4.7m x 4.0m)
Well presented and proportioned lounge with twin double glazed windows to front.



Ample space for freestanding furniture.

BEDROOM 2: 10'2 x 10'0 (3.1m x 3.0m)

Second double bedroom again well presented and in fresh decorative order. Fitted coving. Double glazed window to rear. Built-in wardrobe with shelf and clothes rail.

BEDROOM 3: 10'3 x 7'9 (3.1m x 2.3m) max points

The third bedroom has twin double glazed window formation to front. Fitted coving. Built-in wardrobe. Fitted carpet floorcovering.

BATHROOM:

The bathroom has an opaque double glazed window to rear. Equipped with three piece suite comprising low level w.c, wash hand basin, panelled bath with overbath shower unit and tiled surround. Fitted carpet floorcovering. Shaver point. Ceiling mounted extractor fan.

Fitted carpet floorcovering. Understair storage cupboard with wall mounted coat hooks and housing electrical switchgear. Twin 15 pane astragal doors through to kitchen/diningroom. Ample space for freestanding furniture. Telephone point. Television point.

KITCHEN/DININGROOM: 16'8 x 9'1 (5.0m x 2.7m)

Although open plan the room naturally falls into the kitchen and separate dining areas. The kitchen has double glazed window to rear. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks. White sink with monomixer tap and drainer to side. Built-in oven/grill with hob and extractor hood

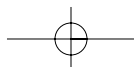
above. Space and point for washing machine and fridge/freezer. Concealed wall mounted gas central heating boiler. Tile effect flooring. The dining area is like the rest of the accommodation in good decorative order. There is large double glazed French style windows to rear allowing access to the garden. The dining area has fitted carpet floorcovering and again ample space for freestanding furniture.

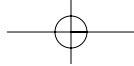
LANDING:

The landing has service hatch into loft space. Airing cupboard. Access to three bedrooms and bathroom. Fitted carpet floorcovering.

BEDROOM 1: 13'5 x 10'0 (4.0m x 3.0m) max points

Master bedroom with double glazed window formation to front. Built-in wardrobe. Fitted coving. Fitted carpet floorcovering. Telephone point.



**GARDENS:**

To the rear of the property there is an enclosed easily maintained garden area forming an attractive setting. To the front of the property there is a further lawned open plan garden area with driveway to side affording off-street parking as required.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable to suit the purchaser.

COUNCIL TAX:

Band 'D' - £1,463.57

REF:

KMcL/S2915

HOME REPORT:

A Home Report is available for this property.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

Russel+Aitken
solicitors and estate agents

Property Department
9 Cow Wynd
Off High Street, Falkirk
T : (01324) 626107
F : (01324) 620994
W: www.russelaitken.com

